

MAKING  
PROPERTY  
WORK  
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SHW

TO LET

OFFICE – 290 SQ FT (26.94 SQ M)

8-9, Ship Street, Brighton, BN1 1AZ



**DESCRIPTION**

The available accommodation is situated on part of the second floor of this self-contained office. The accommodation is fully fitted and furnished for up to 10 people.

The occupier will benefit from access to all co-working and breakout areas.

**LOCATION**

The property is located on Western side of Ship Street close to both Brighton Seafront and The Lanes shopping area.

The Lanes is a well established commercial area which is predominantly made up of shops, cafes, restaurant operators and offices.

Brighton's mainline train station is approx. 10 minutes walk away. Regular services to London (50 minutes to Victoria) and Gatwick Airport.

**ACCOMMODATION (GROSS INTERNAL AREA)**

	SQ FT	SQ M
2nd Floor Office	290	26.94

**AMENITIES / OPPORTUNITY**

- 24/7 access to your office/co-working/breakout spaces
- Full concierge services, dedicated member cafe, and bar
- Showers and changing rooms
- Members gym and fitness classes
- Access to events and workshops

**RENT**

£54,000 Per annum

**VAT**

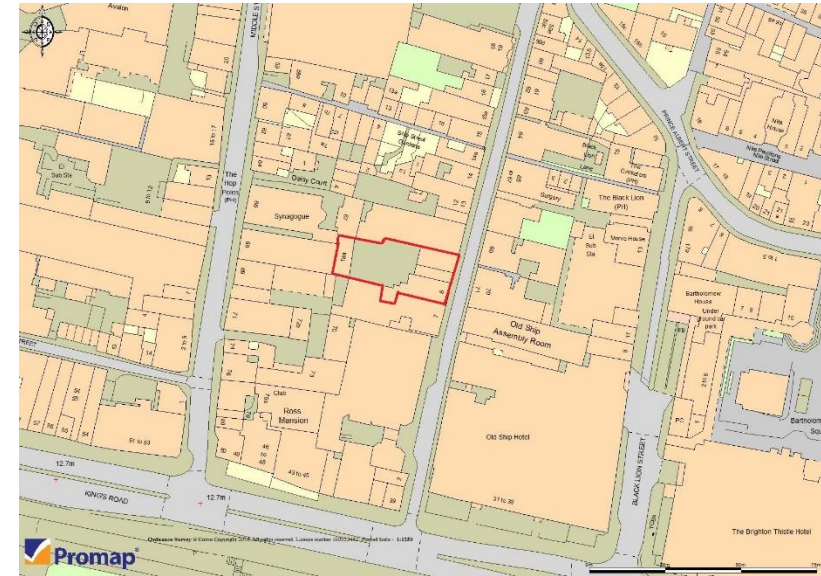
The property has been elected for VAT.

**LEGAL COSTS**

Each party is to be responsible for their own legal fees.

**EPC**

This property has an EPC of A.



**VIEWINGS – 01273 876 200**

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